

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In the City of Houston, Harris County, on I-45, the State of Texas acquired certain land for highway purposes by instruments recorded in Clerk's File Numbers D512035, D670828, and C824972, of the Official Public Records of Real Property of Harris County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Heriberto Aparicio is an abutting landowner and has requested to purchase the tract for \$59,750.

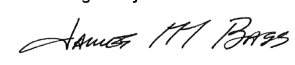
The commission finds \$59,750 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Heriberto Aparicio for \$59,750; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413A60E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629DA547D4BD...
Executive Director

115962 Feb. 25 2021

Minute	Date
Number	Passed

Exhibit _____

County: Harris
Highway: I-45
Project Limits: Scott Street, South to near IH 610
Account No. 9012-7-23
RCSJ: 0500-3-165

Property Description for Tract 10

Being 0.2362 Acre (10,289 Square Feet) tract of land, being a portion 0.4327 acres of land as described in deeds to the State of Texas recorded in Clerks File numbers D512035, D670828, AND C824972, said 0.4327 acres being all of Lot 14, all of Lot 15, and a portion of Lot 16, Block E, of Enfield Addition, Section 2 as recorded in Volume 2, Page 54 of the Harris County Map Records, in the J. Thomas Survey, Abstract No. 74, Harris County, Texas. Said 0.2362 acre being more particularly described by metes and bounds as follows:

Commencing at a point in the existing southerly right-of-way (R.O.W.) line of Myrtle Street, also being the common north corner of Lots 12 and 13, Block E of said Enfield Addition, Section 2, having surface coordinates of N=13,825,296.38, E=3,142,006.77 (All bearings and coordinates are based on NAD83, Texas Coordinate System, South Central Zone 4204, All distances and coordinates shown are surface and may be converted to grid by multiplying a combined scale factor of 0.999887), from which a 3/8 inch iron rod bears South 34°34' East a distance of 0.2 feet;

Thence, departing the existing southerly R.O.W. line of said Myrtle Street, South 37°53'30" West (Called South 37°55'28" West), across said Lot 13, a distance of 58.04 feet to a 5/8 inch iron rod with Tri-Tech cap set (having coordinates of N=13,825,250.58, E=3,141,971.13) in the common southwesterly line of Lots 13 and 14, of said Enfield Addition, Section 2 for the **Point Of Beginning** of the herein described tract;

- 1.) **Thence**, South 36°47'26" East (Called 36°45'28" East), along the common line of Lots 13 and 14, Block E of said Enfield Addition, Section 2, a distance of 102.71 feet to a 5/8 inch iron rod with Tri-Tech cap set in the north line of Remainder of Lot 20, Block E of said Enfield Addition, for the common south corner of said Lots 13 and 14 and the most eastern corner of the herein described tract;
- 2.) **Thence**, South 42°08'13" West (Called South 42°10'11" West), along the common line of said Lots 14, 20, and the existing Northeasterly R.O.W. line of IH 45, a distance of 117.02 feet to a 5/8 inch iron rod with Tri-Tech cap set in the northeasterly R.O.W. line of I-45 (variable width) and the southeast line of Lot 16, Block E of said Enfield Addition, being the northwest corner of Lot 19, Block E of said Enfield Addition and the most southern corner of the herein described tract, and the beginning of an "Access Denial Line";
- 3.) **Thence**, North 51°15'19" West, along the proposed Northeast R.O.W. line of said I-45 and "Access Denial Line", a distance of 45.05 feet to a 5/8 inch iron rod with Tri-Tech cap set at the intersection of the northeasterly line of said I-45 and the proposed southeastern R.O.W. line of Myrtle Street, being the most western corner of the herein described tract, and the end of the "Access Denial Line";

Exhibit _____

- 4.) **Thence**, North 08°38'47" East, along the proposed Southeastern R.O.W. line of said Myrtle Street, a distance of 40.65 feet to a 5/8 inch iron rod set for a point of curvature in the proposed Southeastern R.O.W line of said Myrtle Street and the west line of the herein described tract;
- 5.) **Thence**, along the proposed R.O.W. line of said Myrtle Street in a Northeasterly direction along the arc of a curve to the right, having a radius of 200.00 feet, an interior angle of 29°14'43", a chord which bears North 23°16'09" East a distance of 100.98 feet, and an arc length of 102.09 feet, to a 5/8 inch iron rod with Tri-Tech cap set for a point of tangency in the Proposed Southeastern R.O.W. line of said Myrtle Street and the West line of the herein described tract;
- 6.) **Thence**, North 37°53'30" East, along the proposed Southeastern R.O.W. line of said Myrtle Street, a distance of 9.98 feet to the **Point Of Beginning** of the herein described 0.2362 acre (10,289 Square Feet) tract of land.

Access is prohibited across the "Access Denial Line" to the highway facility from the abutting remainder property.

A plat of even date accompanies this property description.

I, Lewis Banks Harrison, a Registered Professional Land Surveyor, hereby certify that the property description hereon and the accompanying plat same date represent an actual survey made on the ground under my supervision.



LEWIS BANKS HARRISON, R.P.LS. NO. 6788

DATE: 10/9/2020

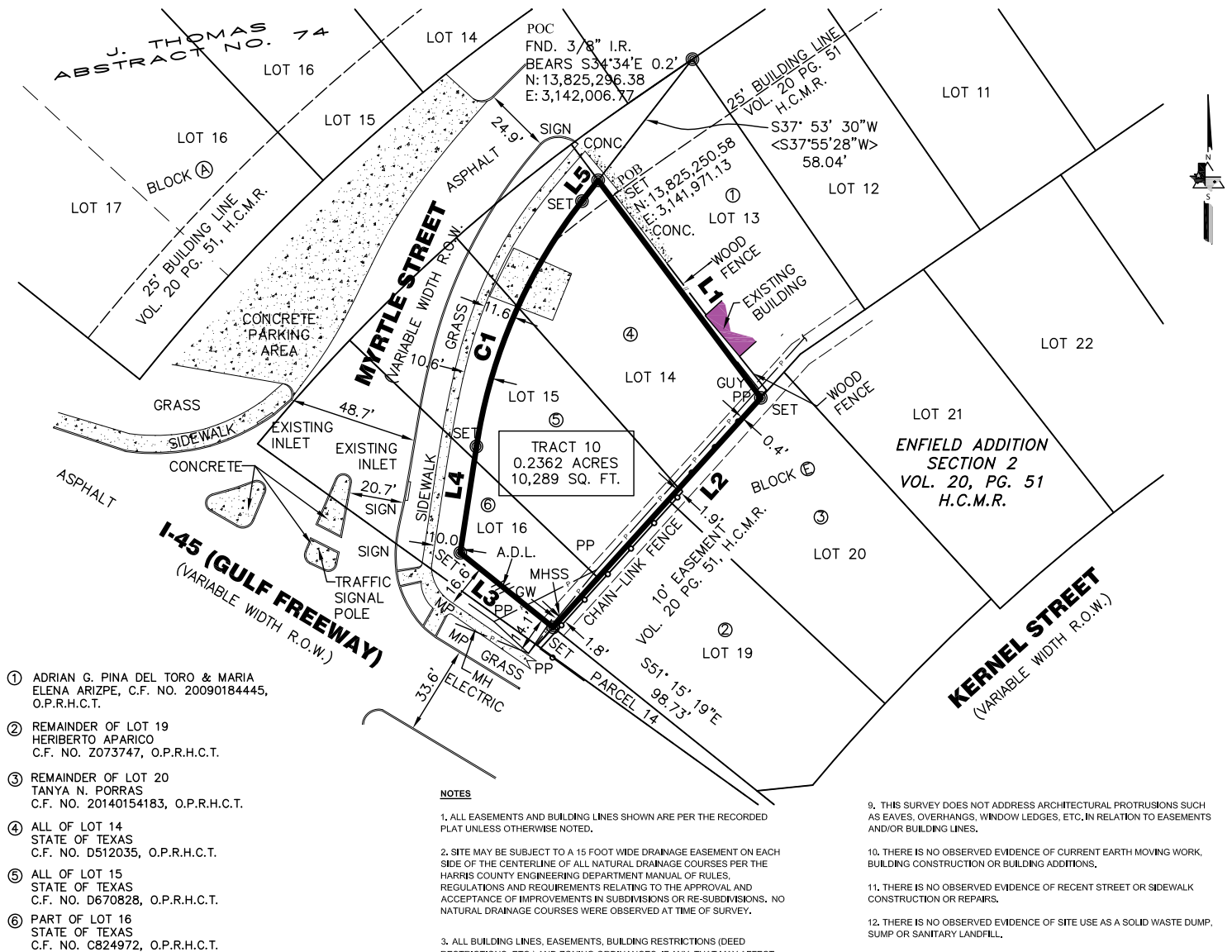
Lewis Harrison, RPLS

Tri-Tech Engineering, LP TBPE #F-18693

Tri-Tech Surveying Co., LP TBPLS #10115900

10401 Westoffice Drive | Houston, Texas 77042

Telephone: 713.667.0800 | f: 713.667.4262



NOTES

1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
2. SITE MAY BE SUBJECT TO A 15 FOOT WIDE DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES PER THE HARRIS COUNTY ENGINEERING DEPARTMENT MANUAL OF RULES, REGULATIONS AND REQUIREMENTS RELATING TO THE APPROVAL AND ACCEPTANCE OF IMPROVEMENTS IN SUBDIVISIONS OR RE-SUBDIVISIONS, NO NATURAL DRAINAGE COURSES WERE OBSERVED AT TIME OF SURVEY.
3. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED PRIOR TO PLANNING AND/OR CONSTRUCTION.
4. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH, ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
5. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF HERIBERTO APARICO AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD, THE OWNER/BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR, SURVEYOR RECOMMENDED THAT A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.
7. A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
8. BURIED UTILITIES HAVE NOT BEEN SHOWN, VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
9. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.
10. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
11. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE ARE NO ZONING ORDINANCES OR ZONING DESIGNATIONS OF RECORD WITHIN THE CITY OF HOUSTON OR ITS EXTRA TERRITORIAL JURISDICTION, (PER ZONING REPORT DONE BY ZONING INFO INC, ON 8-8-16 SITE #45949)
14. THERE WERE NO DELINEATED WETLANDS FOUND ON THE GROUND AT THE TIME OF THIS SURVEY
15. A PROPERTY DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS PLAT.
16. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT, ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999987.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
© 2019, TRI-TECH SURVEYING COMPANY, L.P.

Line Table

Line #	Direction	Length
L1	S36° 47' 26"E	102.71
L2	S42° 08' 13"W	117.02
L3	N51° 15' 19"W	45.05
L4	N08° 38' 47"E	40.65
L5	N37° 53' 30"E	9.98

Curve Table

Curve #	Radius	Length	Delta	CHD. BRG.	CHD. DIST.
C1	200.00	102.09	29°14'43"	N23°16'09"E	100.98

SET = 5/8" I.R. W/ TRI-TECH CAP SET

AE = AERIAL EASEMENT
BL = BUILDING LINE
FNC = FENCE
FND = FOUND
I.P. = IRON PIPE
I.R. = IRON ROD
MH = MANHOLE
OHU = OVERHEAD UTILITIES
P.V.C. = POLYVINYL CHLORIDE PIPE
PL = BOUNDARY LINE
PP = POWER POLE
R.C.P. = REINFORCED CONCRETE PIPE
MHSS = SANITARY SEWER MANHOLE
MHST = STORM SEWER MANHOLE
UE = UTILITY EASEMENT
WLE = WATERLINE EASEMENT
CONC = CONCRETE
MP = METER POLE
A.D.L. = ACCESS DENIAL LINE

○ FIRE HYDRANT
 ■ GRATE INLET
 ○ SIGN
 ○ MANHOLE
 ○ BOLLARD
 ○ LIGHT STANDARD
 ○ WATER VALVE
 ○ CLEAN OUT
 ○ SANITARY MANHOLE
 ○ STORM MANHOLE
 ○ POWER POLE
 ○ GUY ANCHOR
 ■ MH ELECTRIC
 ■ ELECTRIC BOX
 ■ CONCRETE
 ■ COVERED
 <> CALL
 ■ CONTROLLING MONUMENT (10-03-17)
 ○ CHAIN LINK FENCE
 ■ IRON FENCE
 // WOOD FENCE
 — P — POWER LINE

Surveyor's Certification

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.



LEWIS BANKS HARRISON
Registered Professional Land Surveyor
Texas Registration Number: 6788
lharrison@tritechtx.com

EXISTING TAKING REMAINING

0.4237 AC.	0.2362 AC.	0.1875 AC. RT.
	10, 289 SQ.FT.	

PARCEL PLAT
SHOWING PROPERTY OF

TRACT 10

STATE OF TEXAS
RCSJ: 0500-03-165

I-45

TRI-TECH SURVEYING CO.

PAGE 3 OF 3

HARRIS COUNTY
OCTOBER, 2020

SCALE: 1" = 60'